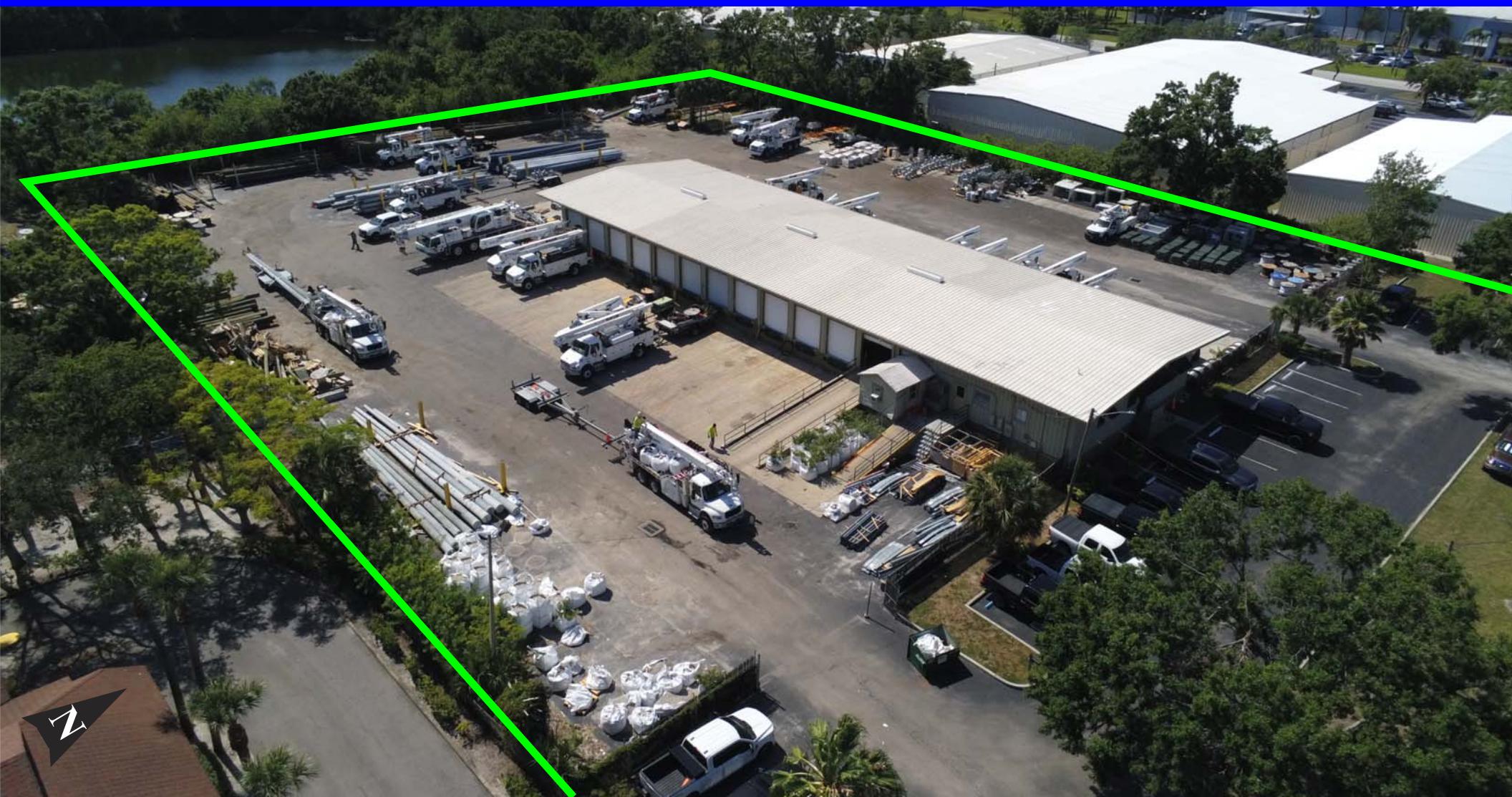


**8,900 SQUARE FEET
3.31 ACRES MOL**

**FOR LEASE - IOS - CROSS DOCK - OFFICE/WAREHOUSE
11150 49TH STREET NORTH
CLEARWATER, FLORIDA 33762**



**FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
SAFETY HARBOR, FL 34695
DT@INDUSTRIALREALTYSOLUTIONS.COM
WWW.INDUSTRIALREALTYSOLUTIONS.COM**

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PROPERTY SPECIFICATIONS:

Building Size:	8,900 Feet MOL
Building Class:	C
Construction:	Metal
Office Area:	1,600± Square Feet MOL
Warehouse/Light Assembly:	7,300± Square Feet MOL
Clear Height:	11.7'-14.4'
Dock High Loading Doors:	26 With Levelers
Ramped Loading Doors:	2 (9.6'h x 9'w)
Power:	3-Phase
Warehouse Lighting:	LED
Column Spacing:	Clear Span
Site Size:	3.31 Acres MOL
Paved Parking Spaces:	23 Front Spaces Plus Abundant Fenced, Rear Parking
Zoning:	M1 - Light Industrial, Pinellas Park
Property Extras:	Dock High Facility Excess Land - IOS Mostly Paved, Fenced Site Cross Dock Facility 49th Street North Frontage Two Means Of Ingress/Egress Excellent "Gateway" Submarket
Offered For Lease:	Contact Broker For Pricing



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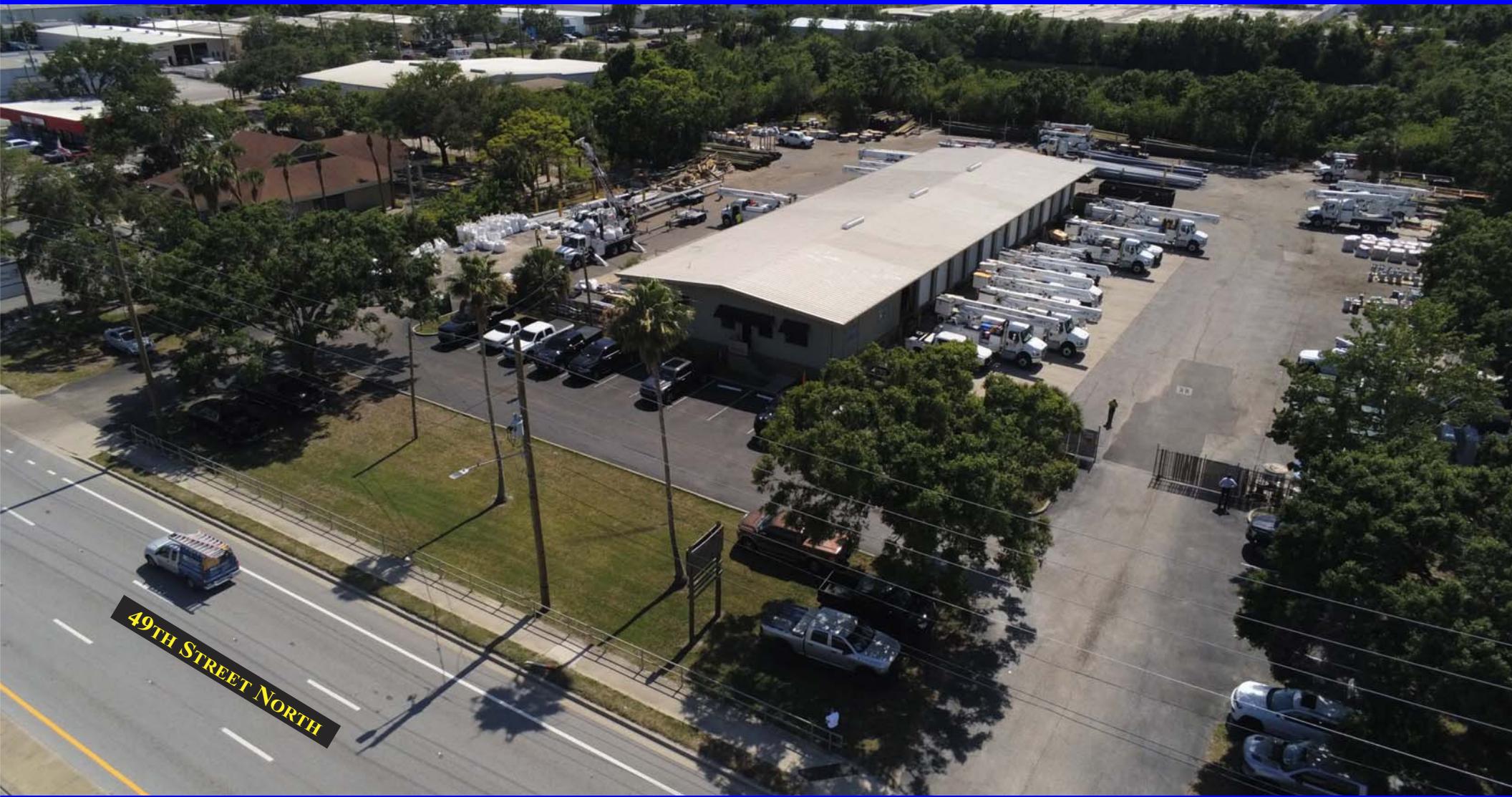
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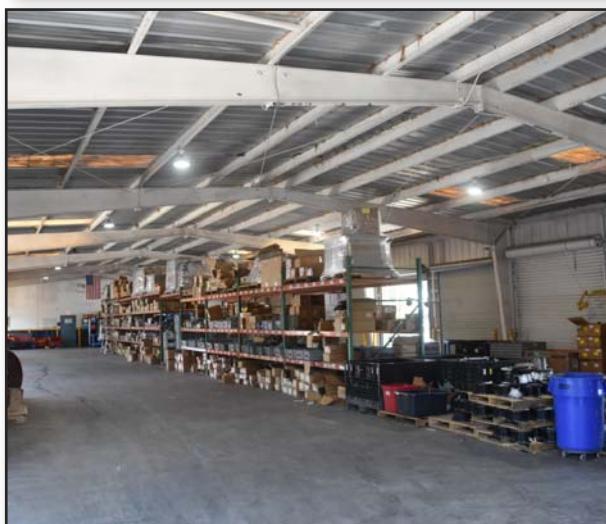
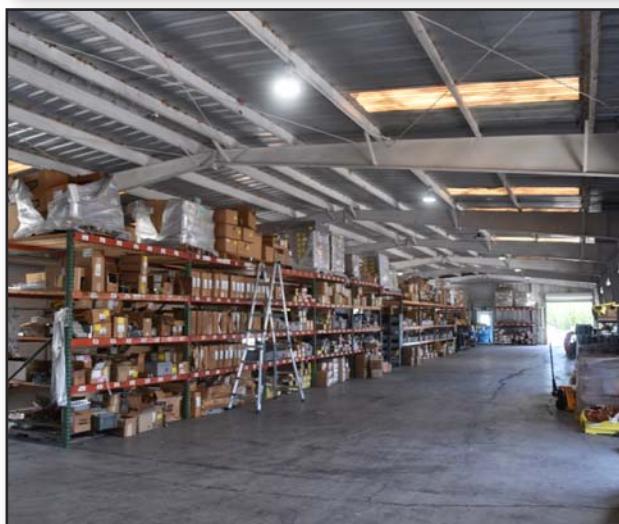
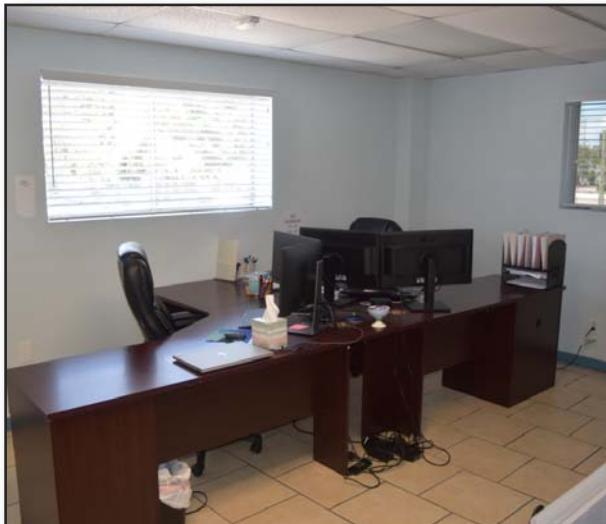


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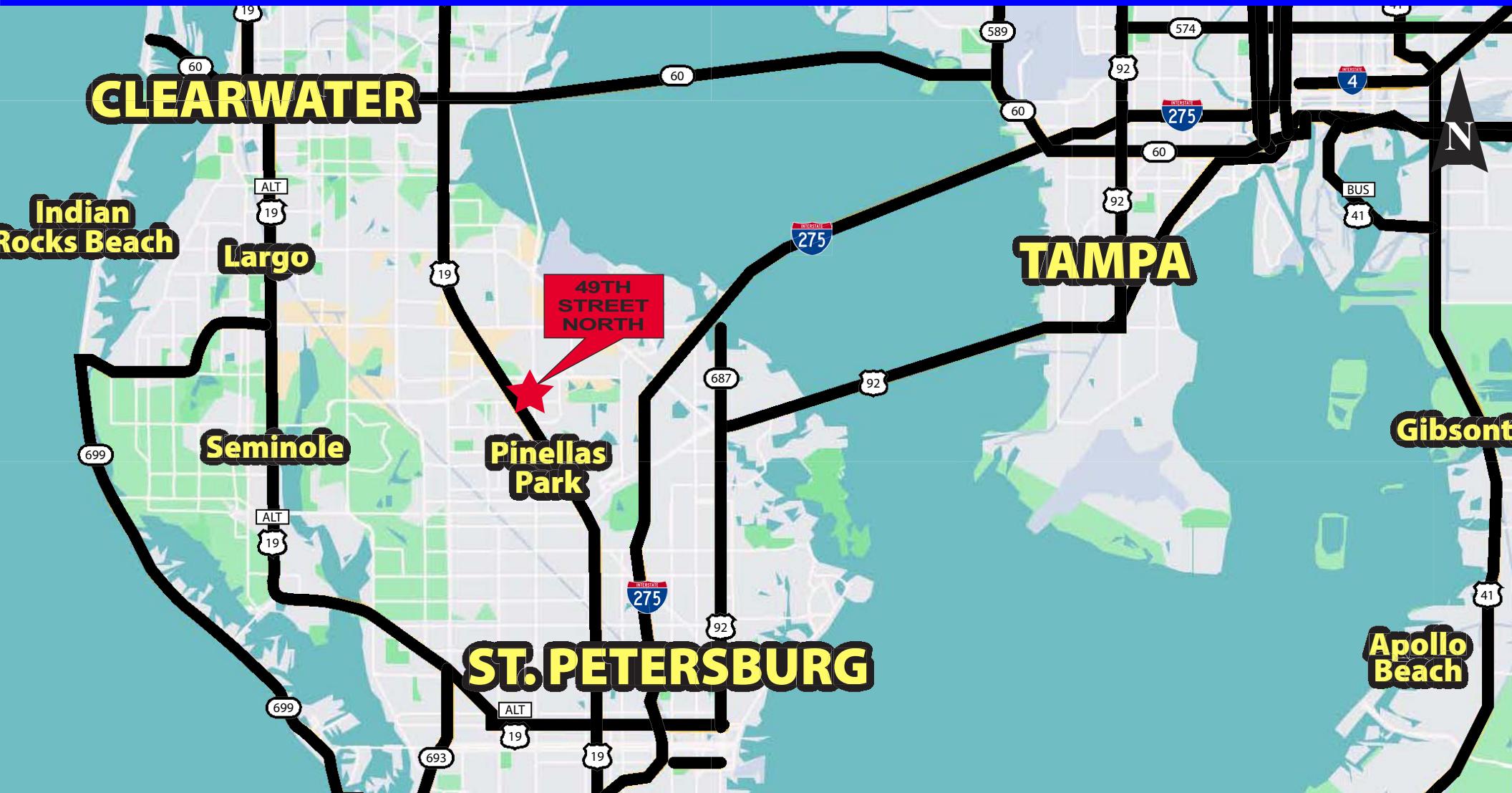


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